144.0	0001	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,100 / 772,100
					USE VALUE:	772,100 / 772,100
					ASSESSED:	772,100 / 772,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILPIN MATTHEW J & JULIANNE G
Owner 2:	
Owner 3:	
Street 1:	128 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRIFFIN FRANCIS X & ELAINE -
Owner 2:	-
Street 1:	128 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,607 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1941 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4607.000	321,800	3,700	446,600	772,100
Total Card	0.106	321,800	3,700	446,600	772,100
Total Parcel	0.106	321,800	3,700	446,600	772,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.73 | /Parcel: 397.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93687
GIS Ref:
GIS Ref:
Insp Date: 03/10/09

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,900	3700	4,607.	446,600	772,200	772,200	Year End Roll	12/18/2019
2019	101	FV	250,200	3700	4,607.	418,700	672,600	672,600	Year End Roll	1/3/2019
2018	101	FV	250,200	3700	4,607.	346,100	600,000	600,000	Year End Roll	12/20/2017
2017	101	FV	250,200	3700	4,607.	318,200	572,100	572,100	Year End Roll	1/3/2017
2016	101	FV	250,200	3700	4,607.	290,300	544,200	544,200	Year End	1/4/2016
2015	101	FV	236,300	3700	4,607.	284,700	524,700	524,700	Year End Roll	12/11/2014
2014	101	FV	236,300	3700	4,607.	264,600	504,600	504,600	Year End Roll	12/16/2013
2013	101	FV	236,300	3700	4,607.	251,800	491,800	491,800		12/13/2012

!11197!

PRINT

Date	Time
12/11/20	01:23:47

LAST REV

Date	Time
05/01/14	09:22:31

philc
11197

USER DEFINED

Prior Id # 1:	93687
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIFFIN FRANCIS	59395-233		6/27/2012		525,000	No	No		
	10066-545		6/28/1993			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2013	883	Re-Roof	8,550					

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
3/10/2009	Inspected	372	PATRIOT
2/3/2009	Measured	336	PATRIOT
2/15/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	153	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4607		Sq. Ft.	Site		0	80.	1.21	9									446,569						446,600	

Total AC/HA: 0.10576 | Total SF/SM: 4607 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 446,569 | Spl Credit | Total: 446,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	171.565
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395377
Depreciation:	73540
Depreciated Total:	321837

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

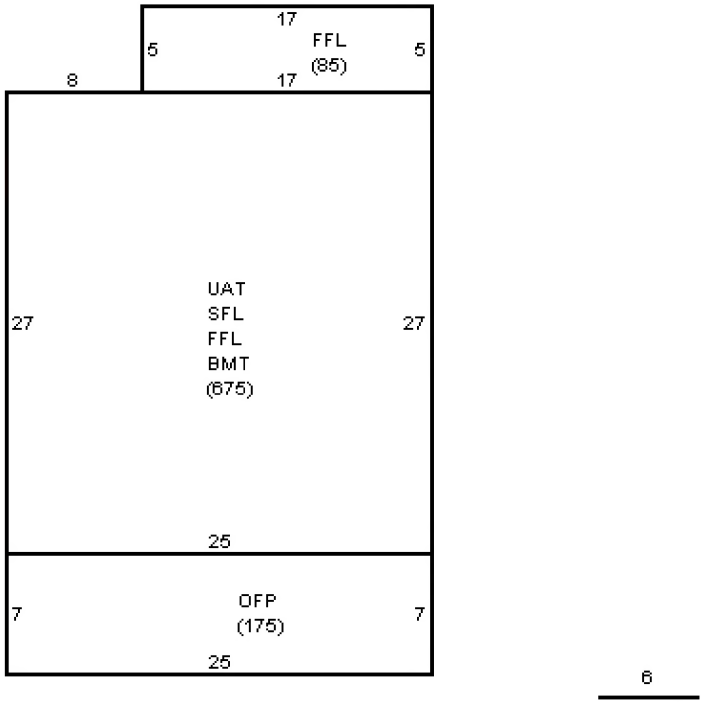
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	760	171.560	130,389
BMT	Basement	675	68.200	46,033
SFL	Second Floor	675	171.560	115,806
OFP	Open Porch	175	25.350	4,436
UAT	Upper Attic	169	96.080	16,213

Net Sketched Area:	2,454	Total:	312,877
Size Ad	1435	Gross Are	2960	FinArea	1941
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.56
Special Features:	0	Val/Su Net:	131.13
Final Total:	321800	Val/Su SzAd	224.25

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1928	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700